

## **LILAC HILLS RANCH PROJECT DESCRIPTION**

The Lilac Hills Ranch community (also referred herein as “Community”) proposes the development of a 608 acre mixed-use pedestrian oriented sustainable community within the unincorporated area of San Diego County designed in accordance with the Community Development Model and expected to meet the standards of the LEED-ND or an equivalent program, discussed in further detail in Section II-G. A portion of the land is within the Bonsall Community Planning Area and a portion is within the Valley Center Community Planning Area as shown in the attached Regional Location Map. The proposed Specific Plan includes a residential component consisting of 1,746 dwelling units which equates to an overall density of not more than 2.9 dwelling units per acre (du/ac) over the entire 608 acres. The planning areas with higher densities are located in the Town Center and in the two Neighborhood Centers. The Town Center and two smaller Neighborhood Centers also permit 90,000 square feet of specialty retail commercial-mixed-uses, and Phases 4 and 5 include a 175.5-acre Senior Citizen Neighborhood component which includes: market rate, age restricted residential housing (a total of 468 dwelling units included in the 1,746 dwelling units above), and a 200 bed Group Residential and Group Care living facility. The Community will retain and promote some existing agricultural uses in specific areas within the project’s open space system. Existing agricultural uses in the biological open space will be allowed to continue, and some existing and new agricultural uses will also be permitted in certain other development areas. The Community also includes an active park system with 15 public and private parks, public trails, and a school site. Also, proposed within the Community are a 50-room Country Inn, Civic Center, Private Recreation Center, Senior Center, Recycling Facility; a Water Reclamation Facility; and other supporting infrastructure.

Discretionary approvals submitted concurrently with the Specific Plan include a General Plan Amendment (GPA), Rezone, two Tentative Maps (which include the Vacation of two Open Space easements), 2 Site Plans for the Implementing Tentative Map, and a Major Use Permit for the Water Reclamation Facility.

1. **Residential Component:** This Specific Plan proposes a residential community with a maximum of 1,746 homes as shown in the Proposed Community Plan Land Use Designations. All of the areas designated VR 2.9 and Zoned RU (Urban Residential) on the two Community Plan Maps are included on 582.2 acres.

The actual density permitted by the Specific Plan is obtained by dividing the 1,371 single family lots by 582.2 acres which equals a density of 2.36 dwelling units per acre. There are single family detached residential areas in each of the five project phases. The single family residential areas in Phases 4 and 5 are age restricted.

An additional 375 residential units are located within the Town Center and two smaller Neighborhood Centers (25.8 acres total) that comprise the Commercial and mixed-use areas zoned with the C34 (General Commercial-Residential) as shown on the Proposed Zoning plan. The Town Center and Neighborhood Centers include three Single Family Attached planning areas (SFA 1-3) that provide 164 dwelling units with an overall density of 20+ dwelling units per acre. Mixed-use residential (211 units) comprises the remainder of the residential dwelling units in the C34 Zone.

2. **Commercial and Mixed-Use:** The Community contains three distinct areas that provide 90,000 square feet of specialty commercial and office usable area in addition to the residential and other civic uses. This combined 25.8-acre area will have a Community Plan Land Use Designation of C-5 (Village Core/Mixed-Use) and C34 zoning (General Commercial-Residential). These activity nodes are distributed in the northern, central, and southern portions of the Community. They have been specifically located to meet the standard for “walkable communities” by locating essential neighborhood commercial services within one-half-mile of all of the residential uses. As can be seen on the Multi-Modal Concept Plan, all of the residential areas are within one-half mile of the three areas with commercial services.

3. School Site: A 12-acre school site is proposed within the Specific Plan project area.
4. Recycling Facility (RF): A Recycling Facility will be provided on-site per Section 6970-b of the Zoning Ordinance. The purpose of this facility is to provide waste recycling for project residents. Per the county Zoning Ordinance (2341), a Site Plan is required for this use.
5. On-site Water Reclamation Facility (WRF): A Major Use Permit has been processed concurrently with the Specific Plan to provide treatment of effluent generated within the Community area. Implementation of the Major Use Permit or alternative treatment options will be determined by the Valley Center Municipal Water District.
6. Other Facilities and Uses: Additional elements of the proposed Community include a 12-acre public community park; private neighborhood and pocket parks many of which are available for use by the general public; multi-use trails; bike paths and bike lanes; active orchards and other agricultural uses; associated community facilities such as a private recreation facility, community/civic center, information center, Country Inn, and supporting infrastructure; as well as permanent preservation of biological open space. These other facilities will be located in the RU or C34 zone. Also included is a complete age restricted neighborhood for seniors with an Assisted Living component including a Group Residential – Group Care facility, and a Senior Center constructed on one of the private parks.

The Community is located in an area of agricultural uses together with existing residential and commercial uses. The Community will be designed in accordance with the guidelines, set forth in this Specific Plan. Community design features include landscaping throughout the Community, screening of the WRF and RF, and lighting restrictions.

The proposed Community includes utilization of existing water wells pursuant to guidelines set forth by the Valley Center Municipal Water District (VCMWD). The Community will construct on-site drainage facilities, including water quality treatment and hydro-modification basins, to protect against sedimentation resulting from storm water runoff. The system includes Site Design, Source Control and Treatment, Best Management Practices, as well as the possibility for other Low Impact Development measures such as rain water harvesting and grey water utilization for each single family home. The Community will be developed to meet all applicable County Code requirements in regard to the provision of solar facilities.

Grading is expected to take place in a number of phases over a period of years. The Specific Plan text includes a phasing plan for the development of the Community's component parts which would be coordinated with the level of available services, including roads, water, wastewater, parks, and fire.

Primary access to the Community will be provided via West Lilac Road, which connects to Old Highway 395 to the west of the Community. The proposed circulation plan for the Community includes both on- and off-site road improvements. Additional access will be provided via Covey Lane, Rodriguez Road (fire apparatus access road), and Mountain Ridge Road (gated) as described in Section III.

The Community is completely within the VCMWD. Groundwater may be used as an additional source of irrigation for orchards, common areas, and landscaping within the Community pursuant to guidelines set forth by the VCMWD.